

076.0

0005

0017.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
833,400 / 833,400

USE VALUE:

833,400 / 833,400

ASSESSED:

833,400 / 833,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: RUSSELL THOMAS J/TRUSTEE	
Owner 2: THOMAS J RUSSELL REVOCABLE	
Owner 3: TRUST	

Street 1: 56 COLLEGE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: RUSSELL THOMAS J-BARBARA A -	
Owner 2: -	

Street 1: 56 COLLEGE AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

NARRATIVE DESCRIPTION

This parcel contains 11,476 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Wood Shingle Exterior and 2582 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11476		Sq. Ft.	Site		0	70.	0.67	12									534,995						535,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	11476.000	298,400		535,000	833,400		48488
Total Card	0.263	298,400		535,000	833,400	Entered Lot Size	GIS Ref
Total Parcel	0.263	298,400		535,000	833,400	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	322.77	/Parcel: 322.7	Land Unit Type:	Insp Date
							12/12/08

PREVIOUS ASSESSMENT									Parcel ID	Parcel ID 076.0-0005-0017.A				
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2020	101	FV	298,300	0	11,476.	535,000	833,300	833,300	Year End Roll	12/18/2019				
2019	101	FV	243,600	0	11,476.	496,800	740,400	740,400	Year End Roll	1/3/2019				
2018	101	FV	243,600	0	11,476.	496,800	740,400	740,400	Year End Roll	12/20/2017				
2017	101	FV	243,600	0	11,476.	435,600	679,200	679,200	Year End Roll	1/3/2017				
2016	101	FV	243,600	0	11,476.	397,400	641,000	641,000	Year End	1/4/2016				
2015	101	FV	240,600	0	11,476.	351,600	592,200	592,200	Year End Roll	12/11/2014				
2014	101	FV	240,600	0	11,476.	332,500	573,100	573,100	Year End Roll	12/16/2013				
2013	101	FV	240,600	0	11,476.	316,400	557,000	557,000		12/13/2012				

SALES INFORMATION									TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
RUSSELL THOMAS	69253-334		5/9/2017	Convenience		99	No	No	Y	BARBARA ANN RUSSELL D.O.D. 3/2/2017 BK 69356							
	13468-582		6/1/1978			55,000	No	No	Y								

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
2/10/2015	134	Redo Kit	8,000					Kitchen remodel.	5/20/2015	Permit Insp	PC	PHIL C					
7/21/1992	324		16,000					6X22 ADDITION	12/12/2008	Meas/Inspect	345	PATRIOT					
									10/13/1999	Meas/Inspect	266	PATRIOT					
									12/1/1981		CM						

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

